



Tennessee Housing Development Agency

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Ted R. Fellman

Executive Director

MEMORANDUM

TO: THDA Board of Directors

FROM: Ted R. Fellman

DATE: September 10, 2008

SUBJECT: September Board Meeting

I hope each of you will be able to join us for the Board and Committee meetings on September 17th and 18th. We have a lot of important topics to discuss and/or act upon. The complete agenda and relevant materials are enclosed.

One of the action items will be the THDA's operating budget for fiscal year 2009-2010. Chief Financial Officer Trent Ridley has an excellent presentation planned on the budget as well as THDA's financial performance. He will present this to the joint meeting of the Audit & Budget Committee and Bond Finance Committee on September 17th at 2:00pm. Please note this meeting will be held at the state capitol in the Executive Conference Room. **All board members are invited to attend the joint meeting to hear the presentation.** If you can't come, we will do a brief presentation at the Board meeting on the 18th at 1:00pm. Please refer to Trent's memo and handouts in the Audit and Budget section of your mail-out for more details about the budget request.

Other important action items that the board will consider:

- 1) Approve Bond Issue 2008-4 for \$150 million. Our single family mortgage program continues to do well. In July we received 373 applications for \$40.2 million and in August we received 335 applications for \$36.7 million. These numbers are lower than last year but still among the all-time highs for THDA, which is impressive considering how slow the housing market is currently.
- 2) Approve the Low Income Housing Tax Credit 2009 Qualified Allocation Plan and amendments to the 2008 QAP. We have allowed plenty of time for discussion of both of these items. Ed Yandell will present potential changes and options for the program.

- 3) With the passage of the “Housing and Economic Recovery Act of 2008” there are two agenda items that result from this action. The Policy & Programs committee will be asked to approve a new refinance option within THDA’s single family mortgage programs; and there will be discussion in the Grants committee regarding the “Neighborhood Stabilization Funding” provisions of the bill.
- 4) The Grants committee will also be reviewing a potential new program within the Housing Trust Fund involving a Homeowner Rehab loan program. This program would be funded with private investment from financial institutions. In addition, this committee will be asked to approve additional funding recommendations for the Emergency Shelter Grant program.
- 5) We will have very informative updates and discussions regarding a number of other areas, such as the financial statements and investment reports for THDA, the Multifamily Bond program description, the Single Family mortgage program, HOME, Internal Audit, and Board and Staff disclosure items. As you can see this is a very important meeting for THDA. I encourage you to attend.

Don’t forget to mark your calendars for the 4th annual Governor’s Housing Summit on December 1-2 in Nashville. We are in the final planning stages now and I am very excited about the event. It promises to be well worth your time to attend.

Please let me know if you need more information about any of these items, or about anything else going on within THDA. I look forward to seeing everyone on September 17th and 18th.